

2002 JANUARY 22

A Public Hearing was held in the Council Chamber, City Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 2002 January 22 at 7:30 p.m.

PRESENT: Mayor D.P. Drummond (In the Chair)
Councillor G. Begin
Councillor D.R. Corrigan
Councillor B. Der
Councillor D.G. Evans
Councillor N. Harris
Councillor D.N. Johnston
Councillor C.M.H. Redman

ABSENT: Councillor N. M. Volkow

STAFF: Mr. Jack Belhouse, Director Planning & Building
Mrs. A.L. Lorentsen, Administrative Officer I

The Public Hearing was called to order at 7:35 p.m.

1. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 1, 2002" - BYLAW NO. 11334

Text Amendment

The purpose of the proposed zoning bylaw amendment is to amend the rezoning application fees in the Burnaby Zoning Bylaw.

The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application, a decision was reached to SUPPORT Text Amendment, Bylaw No. 11334.

There were no further submissions received in connection with this Text Amendment.

MOVED BY COUNCILLOR EVANS
SECONDED BY COUNCILLOR BEGIN

"THAT this Public Hearing relating to Text Amendment, Bylaw No. 11334 be now terminated."

CARRIED UNANIMOUSLY

2. "BURNABY ZONING BYLAW 1965. AMENDMENT
BYLAW NO. 2, 2002" - BYLAW NO. 11335

Rez. #00-29

4201/19A/19B/47A/47B Lougheed Highway - located between Madison and Gilmore Avenues within the Brentwood Town Centre.

Lot 1 Except: Phase One Strata Plan NW 3317, NWD 86607, Strata Lots 1 - 4, NWD Strata Plan NW3319, all of D.L. 119, Grp. 1

From: C4 Service Commercial

To: CD Comprehensive Development District (based on C3 General Commercial District up to 2.0 Floor Area Ratio, The Brentwood Town Centre Development Plan Guidelines and in line with the development plan entitled "Pan Afric Holdings Ltd. / Athabasca Holdings Ltd." prepared by CEI Architecture Planning Interiors.)

The purpose of the proposed zoning bylaw amendment is to retain the existing hotel on the site and permit a new office tower, a new hotel tower and retail space with underground parking.

A letter dated January 16, 2002 was received from Jeff Wren, Staburn Properties Ltd., owners of 4265 Lougheed Highway outlining the following concerns regarding this application related to traffic circulation and parking:

- “1. The only access to the property from Lougheed is near the east end of the site. Accordingly, for such a large development, vehicle “stacking” can cause a back up onto Lougheed unless the internal road system has the design capacity to support approximately 400,000 square feet of development.
2. Please ensure that each phase of the subject development has sufficient parking to meet each appropriate phasing requirement.”

A letter dated 2002 January 21 was received from Raymond D. Schachter, Quorum Business Lawyers, on behalf of Office Depot located at 4199 Lougheed Highway, Burnaby. The writer advises his client does not feel they have had reasonable opportunity to review the impact of the proposed development and requests adjournment of the Public Hearing for one month in order to make a responsible, informed submission to City Council. The writer further notes the development will have a serious impact on Office Depot's business in this location.

2002 January 22

A letter dated 2002 January 22 was been received from the President, Grappa Investments Corporation, owners of 4199 Lougheed Highway, Burnaby advising that a registered easement in favour of their property allows them use of a portion of the subject lands for the purposes set out in the easement. The proposed development encroaches over that easement area and permission has not been asked to amend or release the easement. The writer is very concerned about any decision made by Burnaby affecting the current and proposed land use and the writer's interest in the subject property.

Paul Couillard, representing CEI Architecture Planning, the rezoning applicant appeared before members of Council providing an outline of the three phase, 300,000 square foot project planned for the subject site. The project is a joint venture by two adjacent property owners to redevelop the site in accordance with the Brentwood Town Centre Plan. The first phase of the project will include: development of a 14 storey hotel tower on the west side of the site - an expansion of the existing Executive Inn including two bedroom hotel suites with full kitchens to accommodate long-term guests; a fitness club; underground parking; re-designed internal road system and a landscaped canopy linking the hotel wings.

The 2nd phase will consist of: a 13-storey office building on the eastern portion of the site; completion of the internal roadway to Lougheed Highway; first phase of the underground commercial parking and loading facilities; and the primary parkade entrance. During the second phase the existing Boston Pizza restaurant will be relocated to the Phase 2 site and the vacant property used for parking for the Cactus Club Restaurant until expiration of their lease. The 3rd phase will consist of three levels of retail space with 12,000 sq.ft. abutting Lougheed Highway, a 25,000 sq.ft. major retail anchor and a rooftop restaurant at the level of Skytrain guideway. This last phase will complete the underground parkade and contains the loading facility required for the commercial/retail component.

At no time during the development of this project, noted the speaker, will there be a deficit of parking under Burnaby's bylaw because surplus parking will be provided in the first phase with the surplus being retained in the second and third phases. Landscaping, lighting and street treatments for the development will be in compliance with the Brentwood Town Centre Plan and entrances to the office building, commercial loading bays and the underground parkade for the retail and office components will be located as far away as possible from Lougheed Highway.

The speaker concluded by noting this project has been an opportunity for two property owners to work together to create a comprehensive development enhancing existing properties and moving the plans of the City, as dictated in the Brentwood Town Centre Plan, forward in a way that addresses growth over time, minimal disruption and creates a strong, unique and positive design for the City of Burnaby.

In response to a query from Council regarding access to Halifax Street, Mr. Couillard advised access to Halifax Street will no longer exist in the third phase.

David Ehrhardt, 5439 Buckingham Avenue, Burnaby appeared before Council members advising he was the original owner/developer of the subject site and he is concerned there is no acknowledgement of an easement that was to be granted to the adjacent property and agreed to by Athabasca, owners of the property being considered at this Public Hearing. This easement was agreed to as a condition of sale of the property to Athabasca and the speaker is concerned the proposed development will prohibit use of the easement area.

Louie Bortolazzo, owner of 4199 Lougheed Highway, Burnaby appeared before members of Council advising his property is to the east, immediately adjacent the subject site, and he is also concerned about what appears to be no acknowledgement of the agreed to easement that allows access/egress from his property to the subject site. The speaker noted that there has been little communication between the developer and neighbouring property owners and tenants.

In conclusion, the speaker expressed concern regarding increased traffic and congestion if this application is approved and asked whether a traffic study has been undertaken for the development. The speaker also questioned the timing for future widening of Halifax Street.

Lastly, Mr. Bortolazzo noted that there did not appear to be any signage on the subject site providing information on the development proposal.

Chuck Brook, Brook Development Planning, appeared before members of Council on behalf of Office Depot who are located on the adjacent property to the east. Mr. Brook advised his client also has concerns regarding this application especially with regard to access/agress to their property and increased traffic on the site with no improvements to traffic circulation. The speaker noted that for eastbound traffic on Lougheed Highway the only way of accessing the Office Depot property is to travel north of the site, access the subject property, manoeuvre through the hotel parking lot and then turn into the Office Depot property. The proposed densification of the subject property with no plans to improve traffic flow on the site is considered to be a serious problem for his client. Mr. Brook noted he was surprised that there was no traffic impact study done for this development as he would have expected the City to have requested such a study for a project of this size with a difficult road circulation. The speaker also expressed surprise that the applicant did not undertake some consultation with the immediate neighbours knowing how impacted they are at present, let alone what is being proposed.

In light of their serious concerns and the short time permitted to put together a presentation for this public hearing, the speaker requested that the Public Hearing be adjourned to allow time for the following: the applicant to prepare a comprehensive transportation impact analysis by qualified transportation engineers; preparation of an illustration on how long-term redevelopment of this block can be realistically implemented; initiate a meeting with neighbouring owners and businesses to address concerns and allow them time to have their own transportation consultant analyze the impact study. Mr. Brook advised that only by going through such a process can their concerns be satisfied because, to date, the process has not be satisfactory.

2002 January 22

David McBride, 6162 McLeary Street, Vancouver appeared before Council advising he is acting as Counsel on behalf of the joint-venture developers of this project. Mr. McLeary advised he wished to clarify a point with regard to the easement that had been referred to previously, that being, property title searches have disclosed there is not a registered easement in favour of Grappa Investments on the subject property.

Paul Couillard, architect for the subject application, appeared again before members of Council to clarify that the point of access between the two properties, currently being used by the tenants of the Grappa Investments property, will not be blocked by Phase 1 of the proposed development.

Council requested that all relevant information be provided to staff in order to clarify the issue of the impact the proposed development will have on access/egress to the neighbouring property.

The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application, a decision was reached to SUPPORT Rez. #00-29, Bylaw No. 11335.

Arising from it's decision to support Rezoning Reference #00-29, the Advisory Planning Commission adopted the following resolution:

"THAT as a future consideration, Council support the continuation of the sidewalk standard along the north side of Lougheed Highway between Willingdon Avenue and Madison Avenue."

There were no further submissions received in connection with this rezoning application.

MOVED BY COUNCILLOR CORRIGAN
SECONDED BY COUNCILLOR JOHNSTON

"THAT this Public Hearing relating to Rez. #00-29, Bylaw No. 11335 be now terminated."

CARRIED UNANIMOUSLY

3. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 3, 2002" - BYLAW NO. 11336

Rez. #99-42

9211 & 9195 Cameron Street; 3250, 3312/38/62 Noel Drive - bounded by Cameron Street on the south, Beaverbrook Drive on the east and Noel Drive on the west and is located within the Lougheed Town Centre

2002 January 22

Lot 4, NWD 68479; Lots 1, 2, 3, 4 & 5 Blk. 11, NWD 17130; all of D.L. 6, Grp. 1

From: R2 Residential District

To: CD Comprehensive Development District (based on RM2 Multiple Family Residential District and Lougheed Town Centre Plan guidelines, and in accordance with the development plan entitled "Cameron and Beaverbrook Townhouses" prepared by Neale Staniszkis Doll Adams Architects.)

The purpose of the proposed zoning bylaw amendment is for development of townhouses with individual garages for vehicle parking including an on-site storm water management system.

A memorandum was received from the Director Planning & Building dated 2002 January 22 advising that the applicant proposes to adjust the visitor bicycle parking from 87 spaces on each unit's patio to 13 spaces provided by three bicycle racks throughout the development. The adjustment meets the City's policy for provision of visitor bicycle parking and is considered acceptable. The applicant continues to provide 87 secure resident bicycle parking spaces as outlined in the previous report.

John O'Donnell, 800 - 9099 W. Hastings Street, Vancouver appeared before members of Council accompanied by Ward McAllister of Ledingham, McAllister Homes, Tom Staniszkis of Neale Staniszkis Doll Adams Architects and Paul Diamond of Sharp, Diamond Landscape Architects. Mr. O'Donnell provided a brief history of the subject property and outlined the goals of the Lougheed Town Centre Plan. This development has been designed to conform to the Town Centre Plan, noted the speaker, with the exception of density which has been reduced from what the Plan permits.

Mr. O'Donnell explained this application creates a softer footprint with 87, three bedroom townhomes and garages with access to each home from the interconnecting internal roadway throughout the development. Parking for the project will mostly be on the surface with a small underground parkade for visitor parking. The design will be of high quality and landscaping will be natural plantings with a tree conservation area on the northern portion of the site. A storm water management plan has been incorporated into the development which includes asphalt roads with sub-surface pavers to allow water to flow through, storm drains to underground detention tanks, roof water drainage and drainage swails. Sharp/Diamond Landscape Architects who were retained to design the landscaping for the development have considerable experience in this area. A public meeting has been held with area residents to explain the proposal and a meeting is anticipated with the Stoney Creek Environmental Group.

A number of transportation issues related to the application have been discussed with one such issue, the cul-de-sac proposed for Cameron Street west of Beaverbrook, still the subject of discussion by Council and staff. Another report has been requested by Council and will be submitted following further investigation. A number of alternate locations were reviewed for driveway providing access/egress to the development and Noel Drive was chosen as the most viable. In conclusion, Mr. O'Donnell urged Council to approve the development proposal which will meet the housing needs of Burnaby's residents and complies with the City's adopted Lougheed Town Centre Plan.

In response to a Council inquiry regarding the proposed change to the corner of Beaverbrook and Cameron, Mr. O'Donnell advised they are neutral on the issue of the cul-de-sac, however their civil consultant, Vector Engineering, has reviewed the corner and been in discussions with City staff as to its redesign. The speaker advised he understands residents' concerns about the potential for the re-designed corner being driven at higher speeds than the existing configuration.

Council members noted that staff will be reviewing the proposed cul-de-sac for Cameron Street and transportation issues related to the Cameron/Noel/Beaverbrook area.

In response to a query from Council about whether the units will be targeted to families, Mr. O'Donnell advised that because all the units have three bedrooms they will most likely appeal to young families with one or two young children. The speaker also noted they have been in contact with the Burnaby School Board regarding future school needs and they have been advised, if the development goes ahead, their needs will be added to the list for improvements to Cameron and Stoney Creek Schools.

In response to a query regarding whether any of these units would be adaptable for persons with restricted mobility, the speaker advised that their marketing philosophy is to focus on one target group, therefore, because these units are all three stories they would be more appropriate for younger or more mobile persons.

Council indicated they would like confirmation that local schools will be able to accommodate the needs of the additional families a development of this size would bring into the neighbourhood. It was also indicated that Council are interested in ensuring that provision of housing for seniors is included in the Community Plan.

David Polano. 3176 Noel Drive, Burnaby appeared before members of Council advising that as a long time resident of Sullivan Heights he is concerned about the impact the proposed development will have on the neighbourhood, particularly with regard to how increased density will negatively impact traffic in this area. Noel Drive is the only access to the Sullivan Heights community and preservation of this access must be guaranteed, stressed the speaker.

The safety of children attending Burnaby Mountain Secondary School is also a concern, noted Mr. Polano, especially as the removal of the stop at Cameron and Beaverbrook will make it easier for traffic to speed down Beaverbrook Drive to the school and the increased density of this development could lead to unsafe conditions for the students.

Ideally, the area should be left as greenbelt suggested the speaker, however if development must occur the plan should be scaled back considerably and the proposed traffic pattern changes not permitted. In conclusion, Mr. Polano asked whether reports have been requested or prepared on the following issues: Has there been a report produced to show the current traffic and congestion patterns? Has there been a study done to determine what the traffic and congestion patterns will look like after the development of these townhouse units and the changes made to the existing roads? Has there been a report to show how the response time of emergency vehicles will be affected as a result of the traffic pattern changes? A copy of Mr. Polano's presentation was submitted to Council.

Mr. Polano submitted a petition, containing the signatures of 173 area residents, opposed to the subject rezoning application. The text of the petition is as follows:

"We, the undersigned, request that Burnaby City Council reject the current proposal to build 87 townhouse units on the corner of Beaverbrook Drive and Noel Drive (Rezoning Reference 99-42). The addition of these units to the neighbourhood and the proposed road changes will considerably add to the already congested traffic and would cause unsafe conditions for the residents of the area. This is especially true for the children attending Burnaby Mountain Secondary located at the end of Beaverbrook Drive. We propose that the number of units be significantly reduced or that the area be left as a protected green belt."

Catherine Glosli, 3462 Keswick Avenue, Burnaby appeared before Council members advising that, as a member of the Lougheed Area Advisory Committee, she does not recall the Committee approving increased density north of Cameron Street. The community didn't support increased density of any kind for this particular area noted the speaker and she stressed there should be no change to the area as it is.

With regard to traffic issues, Ms. Glosli advised she is in favour of installing a light at Cameron and Lougheed but is opposed to the proposed cul-de-sac at Cameron and Beaverbrook. The speaker is concerned about the potential for increased traffic on Noel Drive which was narrowed and curved to prevent rat-running through the neighbourhood.

In response to the speaker's comment regarding the Lougheed Town Centre Plan, the Director Planning and Building confirmed that the Council-adopted Plan has designated this site for low density, multi-family housing.

Cindy Burnette, 2956 Noel Drive, Burnaby appeared before Council members advising that this neighbourhood is already difficult to get around in and she is concerned about increased congestion created by the proposed development. The speaker noted that since the new high school opened there is more traffic on Beaverbrook and more children crossing the various intersections in the vicinity of the subject property causing her to have serious concerns about safety if the proposed development is approved. Ms. Burnette concluded she is opposed to the application.

Aldo Salvestro, 3141 Noel Drive, Burnaby appeared before Council advising he is opposed to the subject application because Noel Drive is the only way into their community and the increased density will have a negative impact on traffic. The proposed cul-de-sac will be a serious traffic safety issue, the speaker noted. Mr. Salvestro suggested Council consider the affect this development will have on other housing developments planned for the area and the developer should look at reducing density by mixing the types of units available, possibly including handicapped units. In conclusion, Mr. Salvestro informed Council that his preference would be to see several single family homes on this site.

Tom Bastable, 9785 Lyndhurst Street, Burnaby appeared before members of Council to express his concern regarding the subject application. It is apparent there will be traffic problem associated with this development noted the speaker and, to date, he has not heard a solution to the problem. Mr. Bastable indicated communication between area residents, the developer and Burnaby staff has been poor and area residents were not informed about all the meetings and opportunities for input regarding the changes proposed for the Lougheed area.

Mr. Bastable suggested improvements be made to transportation issues before continuing with any development in the area. The speaker concluded by stressing the importance of safety because limited access and increased congestion could have serious repercussions. Mr. Bastable urged Council not to approve the application just because of a commitment to increased density in the community plan.

Ross Davidson, 3209 Noel Drive, Burnaby appeared before Council advising that, while he is not concerned about a multi-family development proposed for this site, he would prefer some effort be made to introduce a lower density mix for the site. The speaker suggested that marketing this housing for singles or seniors in addition to family housing, could reduce density and subsequently create less traffic and lessen the demand on local schools. The inclusion of handicapped units is also supported by Mr. Davidson. Mr. Davidson further suggested that instead of placing the cul-de-sac at Cameron and Beaverbrook it would be better located at Noel and Beaverbrook. In conclusion, Mr. Davidson advised he is pleased to see that this development is to be of high quality finish and will include good landscaping, buffering and environmental elements.

Jennifer Atchison, 2625 Noel Drive, Burnaby appeared before members of Council advising that while she is pleased the developers have incorporated the Stoney Creek Integrated Stormwater Management Plan into the development of this site she does have concerns.

The speaker's concerns, comments and requests for information include: report on what the plan will be to prevent siltation as the clay-based soil on the subject site inhibits settling clay out of water; report on procedures for pouring and clean-up of cement; developer required to provide deposit to cover the cost of compensation; report on current quality and quantity of storm water entering Stoney Creek and a post development monitoring program being established; report on how much impervious surface this development will create including infrastructure; retention of as much natural vegetation as possible, and; implementation of a vegetation replacement plan.

Generally, Ms. Atchison noted that public participation in planning is essential and she would recommend that Council and staff encourage more opportunities for meaningful participation. In this regard the speaker suggests Council strike a committee of citizens to review the Lougheed Town Centre Plan, assess it and make recommendations to Council to ensure they are adopting a balanced, healthy sustainable community. A copy of Ms. Atchison's presentation was submitted to Council.

Brad Hoskins, 2907 Noel Drive, Burnaby appeared before members of Council to express his opposition to the subject application. The speaker advised that he had not been aware of the adoption of the Town Centre Plan, nor the changes in density proposed in it. Mr. Hoskins also questioned why the Plan could not be changed. Increased traffic congestion, parking and the proposed cul-de-sac are all issues the speaker considers to be problems associated with this application. In conclusion, the speaker asked that the Public Hearing be adjourned in order that he may prepare a proper presentation to Council on this matter.

Charlene Richter, 2966 Pritchard Street, Burnaby appeared before members of Council to indicate her opposition to the proposed development. The speaker noted there are two groups of issues to be considered in relation to this application, traffic and community. In regard to the traffic changes proposed for the application, Ms. Richter is concerned about the safety of children crossing Noel Drive on their way to school and that the driveway to the development will open up in the middle of a curve in the road. The speaker also does not support the placement of the cul-se-sac on Cameron because a large volume of traffic will be trying to reach the high density residential area to the east. Ms. Richter also questioned the suitability of the development for families because of the small area provided for children to play.

As an alternative the speaker suggested single family residential mixed with townhomes may provide a more suitable density for the area. In conclusion, Ms. Richter indicated she did not consider the process to be public enough and not fair to area residents.

** Councillor Corrigan retired from the Public Hearing at 10:50 p.m. and did not return.

The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application, a decision was reached to SUPPORT Rez. #99-42, Bylaw No. 11336.

There were no further submissions received in connection with this rezoning application.

2002 January 22

MOVED BY COUNCILLOR EVANS
SECONDED BY COUNCILLOR BEGIN

"THAT this Public Hearing relating to Rez. #99-42, Bylaw No. 11336 be now terminated."

CARRIED UNANIMOUSLY

A D J O U R N M E N T

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR BEGIN


"THAT this Public Hearing (Zoning) do now adjourn."

CARRIED UNANIMOUSLY

The Public Hearing (Zoning) adjourned at 10:55 p.m.

Confirmed:

Certified Correct:



MAYOR



ADMINISTRATIVE OFFICER I